HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

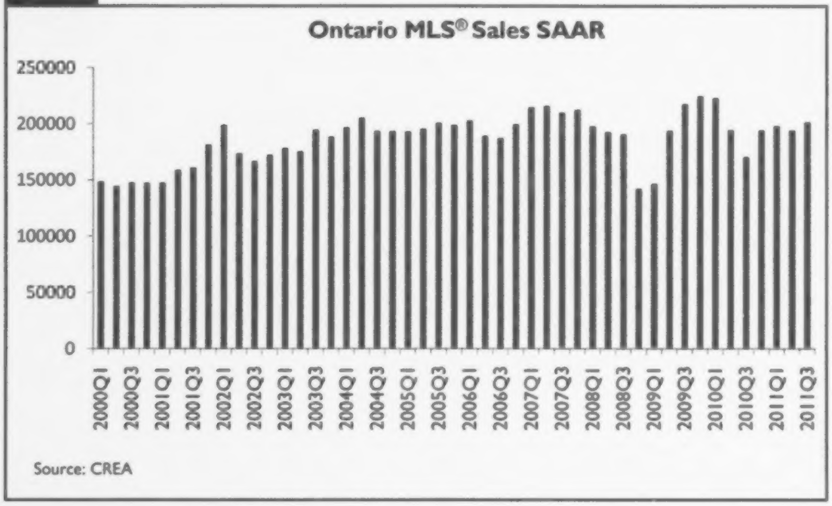
Date Released: Fourth Quarter 2011

Resale Market

Existing Home Sales Grow in the Third Quarter

Ontario existing home sales moved higher in the third quarter to its best level since the first quarter of 2010. Provincial sales of pre-owned homes rose just shy of four per cent on a seasonally adjusted basis and were up from this time last year. Despite growing uncertainty in global financial markets, housing demand remained remarkably resilient. Good job growth earlier in the year combined with low interest rates and rising home listings helped support sales. Sales were also benefitting from increasing investor interest in acquiring real assets given increasing price volatility for other investment vehicles. While sales for higher priced homes boosted activity for most of this year, home sales at lower price points likely dominated activity in the third quarter.

Figure 1



Source: CREA

[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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HOME TO CANADIANS

Ontario listings grew for a fourth consecutive quarter. Higher home prices encouraged more listings in most urban Ontario centers. The gap between sales and listings narrowed as listings outpaced sales in the third quarter. Resale market conditions across the province remained on the cusp between a balanced and sellers market so far in 2011 - supporting price growth generally in line with inflation. But after growing well above the rate of inflation to date, home prices moderated in the third quarter. A rising share of lower priced home sales likely weighed on home prices in the third quarter. Consumer appetites for big ticket spending likely waned through the summer months owing to rising uncertainty about the strength of the global economy

Based on the balance between demand and supply, as per the sales to new listings ratio, Ontario's most expensive markets remained the tightest. With the exception of Thunder Bay, Toronto and Hamilton were among the most undersupplied markets during the third quarter. Fewer detached lots available for residential development, particularly in the GTA, has likely lured demand into the resale market. Meanwhile, Kingston, St Catharines-Niagara, London and Windsor were the coolest markets in the third quarter as most of these urban centers rely on US business prospects. While confidence was restored in Ontario's goods producing industry in 2010 and early 2011, an uncertain US economic recovery, a high Canadian dollar and below average rate of job growth has prompted more cautionary consumer spending in these centers over the past year.

New Home Market

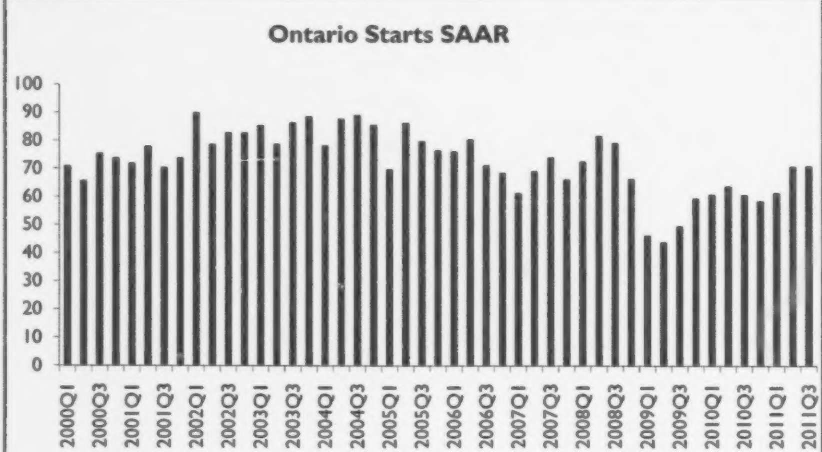
Housing starts rise to highest level since 2008

Ontario residential construction activity for the third quarter reached its highest level since the third quarter of 2008. Ontario all area home starts rose to a seasonally adjusted annualized rate estimate of 71,100 units in the third quarter, in line with second quarter activity.. Similarly, Ontario starts were up from the same quarter one year ago. Single detached construction was responsible for growth in the second quarter but higher density construction, led by the apartment ownership sector, remained at historically high levels. For the year ending September, new home construction in Ontario urban areas is running 11 per cent above levels for the same period one year ago. Good job growth, low interest rates, an active resale market and strong investor interest contributed to high levels of activity.

Single detached construction grew for a second consecutive quarter. Historically low interest rates, tight conditions for resale detached housing and more repeat buying supported stronger sales and construction in the latest quarter. Single detached construction has been on a long term downtrend since 2003 owing to growth in less expensive housing options and less land available for residential development. Demographic trends over time suggest an ageing population is less supportive of new detached construction. Land constraints, demographic trends and the rising cost of housing will likely temper any notable growth in single detached construction over the next few years.

While multi -family construction posted no growth in the third quarter, construction of apartment ownership and rental units remained at high levels. Rising mortgage carrying costs over the past year and fewer lots available for low-rise construction boosted construction for less expensive higher density

Figure 2



Source: CMHC

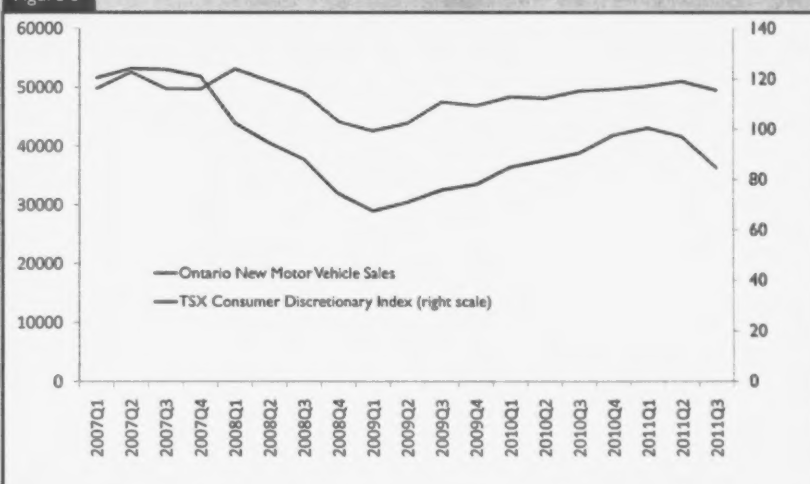
housing. In addition, lower rental vacancy rates enticed more investors into the marketplace and boosted investment demand for apartment units. Furthermore, units under construction reached a plateau as higher density projects reached the completion phase. Ontario apartment completions have grown by nearly 60 per cent year to date and this helped free up resources to commence construction of new apartment projects.

The Ontario new home price index has been trending higher since the fourth quarter of 2009 due to both demand and supply factors. On the demand side, stronger housing starts, owing to a stronger economy, combined with recovering resale home prices enabled builders to raise prices. On the supply side, higher construction costs for selected building materials also put upward pressure on new home prices. However, new home prices have decelerated into the third quarter of 2011. More choice in the resale market combined with weaker global commodity prices dampening some building material prices – tempered the rate of new home price appreciation.

Financial Markets Signal Slowing in Discretionary Spending

Financial markets are very forward looking and signal changing patterns not just in corporate financial performance but also in the real economy and consumer behavior. Rising uncertainty over the past year has encouraged weaker returns in consumer discretionary sectors most often linked to "big ticket" spending and stronger returns in defensive sectors such as bonds, consumer staples and health care sectors. Weaker returns in consumer discretionary sectors mirror investor concerns about the health of the consumer. This cautious behavior in financial markets has spilled into the real economy as growth in Ontario durable consumption has lost some steam in recent months. Further confirmation of this declining trend is softer new car sales and weaker luxury home sales in some major Ontario markets in recent months.

Figure 3



Source: Statistics Canada

HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ontario Region
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	7,011	661	2,406	52	427	5,337	82	2,050	851	18,885
Q3 2010	6,603	764	2,094	67	858	4,603	37	527	1,042	16,598
% Change	6.2	-13.5	14.9	-22.4	-50.2	15.9	121.6	**	-18.3	13.8
Year-to-date 2011	17,642	2,039	5,653	135	1,509	17,282	164	3,673	1,844	49,971
Year-to-date 2010	19,082	2,005	5,352	157	2,204	10,850	115	2,830	2,328	44,935
% Change	-7.5	1.7	5.6	-14.0	-31.5	59.3	42.6	29.8	-20.8	11.2
UNDER CONSTRUCTION										
Q3 2011	14,873	2,053	6,590	102	2,141	36,072	204	6,772	1,494	70,328
Q3 2010	13,749	1,697	5,965	130	2,438	35,933	148	5,612	2,135	67,847
% Change	8.2	21.0	10.5	-21.5	-12.2	0.4	37.8	20.7	-30.0	3.7
COMPLETIONS										
Q3 2011	6,224	572	1,433	69	623	5,949	61	934	536	16,401
Q3 2010	6,977	806	2,170	71	658	6,014	68	1,406	758	18,928
% Change	-10.8	-29.0	-34.0	-2.8	-5.3	-1.1	-10.3	-33.6	-29.3	-13.4
Year-to-date 2011	16,442	1,696	4,650	155	1,860	17,481	217	2,494	1,667	46,691
Year-to-date 2010	18,640	2,210	4,257	172	2,078	13,525	179	3,425	1,792	46,278
% Change	-11.8	-23.3	9.2	-9.9	-10.5	29.2	21.2	-27.2	-7.0	0.9
COMPLETED & NOT ABSORBED										
Q3 2011	808	98	180	21	180	1,363	67	736	n/a	3,453
Q3 2010	810	85	237	33	124	1,303	18	1,184	n/a	3,794
% Change	-0.2	15.3	-24.1	-36.4	45.2	4.6	**	-37.8	n/a	-9.0
ABSORBED										
Q3 2011	5,675	519	1,423	65	604	5,749	43	677	n/a	14,755
Q3 2010	6,474	756	2,124	73	714	5,910	37	682	n/a	16,770
% Change	-12.3	-31.3	-33.0	-11.0	-15.4	-2.7	16.2	-0.7	n/a	-12.0
Year-to-date 2011	15,003	1,584	4,537	154	1,805	16,127	116	1,997	n/a	41,323
Year-to-date 2010	17,159	2,087	4,245	174	1,995	12,732	109	1,363	n/a	39,864
% Change	-12.6	-24.1	6.9	-11.5	-9.5	26.7	6.4	46.5	n/a	3.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ontario Region 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597
% Change	28.6	-2.0	21.5	7.4	-3.0	-25.3	38.2	43.9	31.9	14.1
2001	36,568	6,931	6,975	162	2,846	13,807	434	2,283	3,020	73,282

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Barrie	147	100	1	0	40	29	0	18	188	147	27.9
Brantford	52	92	0	0	12	30	61	0	125	122	2.5
Greater Sudbury	106	127	10	0	54	21	92	83	262	231	13.4
Guelph	64	82	12	2	25	75	66	70	167	229	-27.1
Hamilton	402	564	0	78	260	255	24	186	686	1,083	-36.7
Kingston	108	135	2	0	17	7	0	70	127	212	-40.1
Kitchener	296	295	4	16	96	155	734	158	1,130	624	81.1
London	337	383	2	6	20	47	153	28	512	464	10.3
Oshawa	379	334	2	10	186	161	16	4	583	509	14.5
Ottawa	574	503	114	84	498	513	476	821	1,662	1,921	-13.5
Peterborough	78	79	0	0	9	31	16	0	103	110	-6.4
St. Catharines-Niagara	185	217	4	14	65	48	107	38	361	317	13.9
Thunder Bay	75	83	2	2	4	4	142	4	223	93	139.8
Toronto	2,979	2,480	424	478	879	1,353	5,865	3,534	10,147	7,845	29.3
Windsor	160	129	32	10	27	24	0	2	219	165	32.7
Centres 10,000 - 99,999											
Belleville	64	62	0	0	4	21	0	0	68	83	-18.1
Chatham-Kent	20	38	4	0	0	4	0	0	24	42	-42.9
Cornwall	51	16	24	2	0	0	0	0	75	18	**
Kawartha Lakes	62	61	0	0	5	10	0	0	67	71	-5.6
Norfolk	60	57	2	2	0	0	0	0	62	59	5.1
North Bay	51	50	0	2	0	0	0	0	51	52	-1.9
Sarnia	49	54	2	6	6	0	0	0	57	60	-5.0
Sault Ste. Marie	49	32	4	2	4	0	16	0	73	34	114.7

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
[illegible]											
Bracebridge	8	9	0	0	0	12	0	65	8	85	-90.6
Brighton MU	20	16	0	2	0	n/a	0	n/a	20	18	11.1
Brock Tp	6	2	0	n/a	0	n/a	0	n/a	6	2	200.0
Brockville	12	20	0	2	0	8	0	0	12	30	-60.0
Centre Wellington	18	20	2	0	24	0	53	0	97	20	**
Cobourg	18	6	2	0	5	0	0	0	25	6	**
Collingwood	58	32	0	14	8	10	0	0	66	56	17.9
Elliot Lake	6	7	0	0	0	0	0	0	6	7	-14.3
Erin	5	0	2	0	0	0	0	0	7	0	n/a
Essex T	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Gravenhurst	5	13	0	0	0	26	0	0	5	39	-87.2
Greater Napanee	20	13	0	0	0	0	0	0	20	13	53.8
Haldimand County CY	20	26	2	0	8	3	0	0	30	29	3.4
Hunstville	28	17	0	0	0	12	0	0	28	29	-3.4
Ingersoll	18	9	2	0	4	0	0	0	24	9	166.7
Kenora	0	0	0	0	0	0	0	0	0	0	n/a
Kincardine MU	8	5	0	n/a	0	5	4	n/a	12	10	20.0
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	0	22	0	4	0	0	0	0	0	26	-100.0
Meaford	7	8	0	0	0	12	0	0	7	20	-65.0
Midland	33	33	12	0	0	0	0	2	45	35	28.6
Mississippi Mills	5	0	0	0	0	0	0	0	5	0	n/a
North Grenville MU	71	46	0	n/a	7	3	0	n/a	78	49	59.2
North Perth	0	7	0	0	0	0	0	0	0	7	-100.0
Orillia	36	32	2	0	4	19	0	49	42	100	-58.0
Owen Sound	19	11	0	0	24	9	11	0	54	20	170.0
Petawawa	29	25	4	0	28	0	0	5	61	30	103.3
Port Hope	6	12	0	0	0	0	0	0	6	12	-50.0
Prince Edward County	8	28	2	0	0	0	0	0	10	28	-64.3
Saugeen Shores	32	10	0	0	7	6	0	0	39	16	143.8
Scugog Tp	4	6	0	n/a	0	n/a	0	n/a	4	6	-33.3
Stratford	6	9	6	4	6	6	0	0	18	19	-5.3
Temiskaming Shores	5	7	0	0	0	0	0	0	5	7	-28.6
The Nation M	29	39	2	8	0	n/a	0	n/a	31	47	-34.0
Tillsonburg	15	10	0	0	0	0	64	0	79	10	**
Timmins	17	6	0	0	4	0	4	0	25	6	**
Trent Hills	12	17	0	0	4	0	4	0	20	17	17.6
Wasaga Beach	41	59	0	0	16	37	0	0	57	96	-40.6
West Grey MU	17	12	0	0	0	0	0	0	17	12	41.7
West Nipissing	24	18	0	2	0	0	0	0	24	20	20.0
Woodstock	28	52	2	10	10	4	0	0	40	66	-39.4
Total Ontario (10,000+)	7,063	6,670	687	774	2,376	2,975	7,908	5,137	18,034	15,556	15.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
[illegible]											
Barrie	279	318	1	0	62	52	267	49	609	419	45.3
Brantford	154	214	4	6	61	109	61	71	280	400	-30.0
Greater Sudbury	241	266	28	2	54	21	118	165	441	454	-2.9
Guelph	208	332	42	28	112	287	166	124	528	771	-31.5
Hamilton	1,033	1,364	6	224	452	720	170	565	1,661	2,873	-42.2
Kingston	334	381	12	6	47	15	190	70	583	472	23.5
Kitchener	930	988	22	90	217	383	1,093	730	2,262	2,191	3.2
London	900	1,185	6	16	77	120	358	435	1,341	1,756	-23.6
Oshawa	986	1,138	40	10	308	226	32	12	1,366	1,386	-1.4
Ottawa	1,449	1,623	271	246	1,354	1,488	1,002	1,205	4,076	4,562	-10.7
Peterborough	186	237	2	14	52	66	16	4	256	321	-20.2
St. Catharines-Niagara	492	558	20	46	190	226	174	41	876	871	0.6
Thunder Bay	140	156	8	6	8	4	166	4	322	170	89.4
Toronto	7,795	7,421	1,424	1,162	2,647	3,207	17,900	9,686	29,766	21,476	38.6
Windsor	336	342	44	14	96	50	8	18	484	424	14.2
[illegible]											
Belleville	170	172	0	0	19	38	0	40	189	250	-24.4
Chatham-Kent	44	79	8	4	0	4	27	0	79	87	-9.2
Cornwall	68	60	24	18	0	0	21	0	113	78	44.9
Kawartha Lakes	115	199	0	2	5	10	0	70	120	281	-57.3
Norfolk	150	132	14	2	0	15	0	0	164	149	10.1
North Bay	67	118	0	12	0	0	0	0	67	130	-48.5
Sarnia	107	153	4	6	12	6	0	0	123	165	-25.5
Sault Ste. Marie	72	83	6	2	4	0	16	0	98	85	15.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
[illegible]											
Bracebridge	19	25	0	0	9	12	0	65	28	102	-72.5
Brighton MU	60	67	2	2	0	8	0	n/a	62	77	-19.5
Brock Tp	10	7	0	n/a	0	n/a	0	n/a	10	7	42.9
Brockville	26	45	4	5	0	8	0	0	30	58	-48.3
Centre Wellington	47	51	4	6	33	0	53	54	137	111	23.4
Cobourg	45	46	2	2	29	33	0	0	76	81	-6.2
Collingwood	132	96	2	20	18	82	171	38	323	236	36.9
Elliot Lake	7	10	0	0	0	0	0	0	7	10	-30.0
Erin	15	10	2	0	0	0	0	0	17	10	70.0
Essex T	8	9	0	n/a	0	4	0	n/a	8	13	-38.5
Gravenhurst	16	25	0	0	0	26	0	0	16	51	-68.6
Greater Napanee	23	37	0	6	8	8	0	6	31	57	-45.6
Haldimand County CY	46	53	8	2	8	9	3	0	65	64	1.6
Hunstville	39	49	0	0	0	12	0	0	39	61	-36.1
Ingersoll	21	24	2	0	4	0	0	0	27	24	12.5
Kenora	9	5	0	0	0	0	0	10	9	15	-40.0
Kincardine MU	18	11	0	n/a	0	5	4	n/a	22	16	37.5
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	12	45	0	8	4	7	0	2	16	62	-74.2
Meaford	12	21	0	0	4	12	0	0	16	33	-51.5
Midland	51	80	12	0	0	6	0	94	63	180	-65.0
Mississippi Mills	18	26	6	6	0	3	0	0	24	35	-31.4
North Grenville MU	93	61	0	n/a	7	3	0	n/a	100	64	56.3
North Perth	0	26	0	0	0	0	0	0	0	26	-100.0
Orillia	48	82	2	0	11	27	0	147	61	256	-76.2
Owen Sound	48	26	0	0	24	9	11	0	83	35	137.1
Petawawa	61	92	4	0	36	26	0	5	101	123	-17.9
Port Hope	12	15	0	0	0	0	0	0	12	15	-20.0
Prince Edward County	30	60	2	0	0	0	0	0	32	60	-46.7
Saugeen Shores	51	30	0	0	7	25	0	28	58	83	-30.1
Scugog Tp	13	11	0	n/a	0	n/a	0	n/a	13	11	18.2
Stratford	18	25	16	10	12	14	0	0	46	49	-6.1
Temiskaming Shores	8	11	0	0	0	0	0	0	8	11	-27.3
The Nation M	67	96	20	18	6	4	0	11	93	129	-27.9
Tillsonburg	23	28	0	0	4	0	64	0	91	28	**
Timmins	29	18	0	0	4	0	4	14	37	32	15.6
Trent Hills	33	47	0	0	4	0	4	0	41	47	-12.8
Wasaga Beach	145	99	0	2	82	109	36	0	263	210	25.2
West Grey MU	41	22	0	0	0	0	0	0	41	22	86.4
West Nipissing	41	30	2	2	0	0	6	4	49	36	36.1
Woodstock	97	156	6	14	14	16	4	0	121	186	-34.9
Total Ontario (10,000+)	17,781	19,241	2,090	2,045	6,111	7,530	22,145	13,791	48,127	42,607	13.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Barrie	40	29	0	0	0	18	0	0
Brantford	12	30	0	0	0	0	61	0
Greater Sudbury	20	0	34	21	8	15	84	68
Guelph	25	75	0	0	66	68	0	2
Hamilton	260	255	0	0	0	186	24	0
Kingston	17	7	0	0	0	0	0	70
Kitchener	96	155	0	0	201	72	533	86
London	16	47	4	0	86	28	67	0
Oshawa	176	161	10	0	0	0	16	4
Ottawa	498	513	0	0	403	755	73	66
Peterborough	9	31	0	0	0	0	16	0
St. Catharines-Niagara	65	45	0	3	0	0	107	38
Thunder Bay	4	4	0	0	0	0	142	4
Toronto	879	1,345	0	8	5,022	3,350	843	184
Windsor	27	21	0	3	0	2	0	0
Centres 50,000 - 99,999								
Belleville	4	21	0	0	0	0	0	0
Chatham-Kent	0	4	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	5	7	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Bracebridge	0	12	0	0	0	65	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	8	0	0	0	0	0	0
Centre Wellington	24	0	0	0	53	0	0	0
Cobourg	5	0	0	0	0	0	0	0
Collingwood	8	10	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	26	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	8	3	0	0	0	0	0	0
Hunstville	0	12	0	0	0	0	0	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	5	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	12	0	0	0	0	0	0
Midland	0	0	0	0	0	2	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	7	3	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	4	19	0	0	0	49	0	0
Owen Sound	24	9	0	0	11	0	0	0
Petawawa	28	0	0	0	0	0	0	5
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	7	6	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	6	6	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	64	0
Timmins	0	0	4	0	0	0	4	0
Trent Hills	4	0	0	0	0	0	0	0
Wasaga Beach	16	37	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	10	4	0	0	0	0	0	0
Total Ontario (10,000+)	2,320	2,937	56	35	5,850	4,610	2,050	527

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Barrie	62	52	0	0	265	18	2	31
Brantford	61	109	0	0	0	5	61	66
Greater Sudbury	20	0	34	21	8	15	101	150
Guelph	105	287	7	0	82	122	84	2
Hamilton	452	720	0	0	75	370	95	195
Kingston	43	7	0	4	0	0	190	70
Kitchener	217	379	0	4	334	236	759	492
London	53	113	24	7	279	30	79	405
Oshawa	298	226	10	0	0	0	32	12
Ottawa	1,349	1,479	0	9	920	1,117	82	88
Peterborough	52	66	0	0	0	0	16	4
St. Catharines-Niagara	190	207	0	19	0	0	174	41
Thunder Bay	4	4	4	0	24	0	142	4
Toronto	2,639	3,185	8	22	16,194	8,603	1,706	1,083
Windsor	84	47	12	3	0	2	8	16
[illegible]								
Belleville	19	38	0	0	0	0	0	40
Chatham-Kent	0	4	0	0	0	0	27	0
Cornwall	0	0	0	0	0	0	21	0
Kawartha Lakes	5	7	0	0	0	0	0	70
Norfolk	0	15	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	12	6	0	0	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Bracebridge	9	12	0	0	0	65	0	0
Brighton MU	0	8	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	8	0	0	0	0	0	0
Centre Wellington	33	0	0	0	53	54	0	0
Cobourg	29	33	0	0	0	0	0	0
Collingwood	18	82	0	0	171	38	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	4	0	n/a	0	n/a	0	n/a
Gravenhurst	0	26	0	0	0	0	0	0
Greater Napanee	0	4	8	4	0	6	0	0
Haldimand County CY	8	9	0	0	3	0	0	0
Hunstville	0	12	0	0	0	0	0	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	10	0	0
Kincardine MU	0	5	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	7	0	0	0	2	0	0
Meaford	4	12	0	0	0	0	0	0
Midland	0	0	0	6	0	94	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	7	3	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	11	27	0	0	0	147	0	0
Owen Sound	24	9	0	0	11	0	0	0
Petawawa	28	26	4	0	0	0	0	5
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	7	25	0	0	0	0	0	28
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	12	14	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	6	n/a	0	4	0	11	0	n/a
Tillsonburg	4	0	0	0	0	0	64	0
Timmins	0	0	4	0	0	14	4	0
Trent Hills	4	0	0	0	0	0	0	0
Wasaga Beach	82	109	0	0	36	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	6	4
Woodstock	14	16	0	0	0	0	4	0
Total Ontario (10,000+)	5,979	7,417	119	103	18,455	10,959	3,673	2,830

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Barrie	178	124	10	23	0	0	188	147
Brantford	64	114	0	8	61	0	125	122
Greater Sudbury	116	127	28	15	118	89	262	231
Guelph	80	110	87	117	0	2	167	229
Hamilton	600	889	62	194	24	0	686	1,083
Kingston	125	142	0	0	2	70	127	212
Kitchener	347	401	250	137	533	86	1,130	624
London	321	359	120	105	71	0	512	464
Oshawa	517	476	40	29	26	4	583	509
Ottawa	1,202	1,103	387	752	73	66	1,662	1,921
Peterborough	87	94	0	16	16	0	103	110
St. Catharines-Niagara	230	256	24	20	107	41	361	317
Thunder Bay	81	83	0	4	142	6	223	93
Toronto	4,620	3,724	4,684	3,929	843	192	10,147	7,845
Windsor	170	149	25	13	24	3	219	165
[illegible]								
Belleville	68	83	0	0	0	0	68	83
Chatham-Kent	24	42	0	0	0	0	24	42
Cornwall	75	18	0	0	0	0	75	18
Kawartha Lakes	67	68	0	0	0	0	67	71
Norfolk	62	59	0	0	0	0	62	59
North Bay	51	52	0	0	0	0	51	52
Sarnia	55	59	2	1	0	0	57	60
Sault Ste. Marie	53	34	0	0	20	0	73	34

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Bracebridge	8	19	0	66	0	0	8	85
Brighton MU	20	18	0	n/a	0	n/a	20	18
Brock Tp	6	2	0	n/a	0	n/a	6	2
Brockville	12	30	0	0	0	0	12	30
Centre Wellington	20	20	77	0	0	0	97	20
Cobourg	25	6	0	0	0	0	25	6
Collingwood	58	46	8	10	0	0	66	56
Elliot Lake	6	7	0	0	0	0	6	7
Erin	7	0	0	0	0	0	7	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	5	39	0	0	0	0	5	39
Greater Napanee	20	13	0	0	0	0	20	13
Haldimand County CY	30	29	0	0	0	0	30	29
Hunstville	28	29	0	0	0	0	28	29
Ingersoll	24	9	0	0	0	0	24	9
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	8	10	0	n/a	0	n/a	12	10
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	26	0	0	0	0	0	26
Meaford	7	20	0	0	0	0	7	20
Midland	45	35	0	0	0	0	45	35
Mississippi Mills	5	0	0	0	0	0	5	0
North Grenville MU	78	49	0	n/a	0	n/a	78	49
North Perth	0	7	0	0	0	0	0	7
Orillia	42	40	0	60	0	0	42	100
Owen Sound	54	20	0	0	0	0	54	20
Petawawa	61	25	0	0	0	5	61	30
Port Hope	6	12	0	0	0	0	6	12
Prince Edward County	10	28	0	0	0	0	10	28
Saugeen Shores	36	16	3	0	0	0	39	16
Scugog Tp	4	6	0	n/a	0	n/a	4	6
Stratford	18	19	0	0	0	0	18	19
Temiskaming Shores	5	7	0	0	0	0	5	7
The Nation M	31	47	0	n/a	0	n/a	31	47
Tillsonburg	10	10	5	0	64	0	79	10
Timmins	17	6	0	0	8	0	25	6
Trent Hills	12	17	4	0	0	0	20	17
Wasaga Beach	57	71	0	25	0	0	57	96
West Grey MU	17	12	0	0	0	0	17	12
West Nipissing	24	20	0	0	0	0	24	20
Woodstock	40	62	0	4	0	0	40	66
Total Ontario (10,000+)	10,078	9,461	5,816	5,528	2,132	564	18,034	15,556

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Barrie	322	365	285	23	2	31	609	419
Brantford	200	290	19	44	61	66	280	400
Greater Sudbury	269	268	28	15	135	171	441	454
Guelph	271	439	165	330	92	2	528	771
Hamilton	1,375	2,147	191	531	95	195	1,661	2,873
Kingston	383	394	0	0	196	74	583	472
Kitchener	1,036	1,287	467	406	759	496	2,262	2,191
London	838	1,103	400	241	103	412	1,341	1,756
Oshawa	1,220	1,345	104	29	42	12	1,366	1,386
Ottawa	3,087	3,349	901	1,116	83	97	4,076	4,562
Peterborough	224	260	16	57	16	4	256	321
St. Catharines-Niagara	658	755	42	54	176	62	876	871
Thunder Bay	146	158	24	4	152	8	322	170
Toronto	12,231	10,649	15,821	9,722	1,714	1,105	29,766	21,476
Windsor	386	370	54	35	44	19	484	424
[illegible]								
Belleville	189	209	0	0	0	41	189	250
Chatham-Kent	52	87	0	0	27	0	79	87
Cornwall	92	78	0	0	21	0	113	78
Kawartha Lakes	120	208	0	0	0	70	120	281
Norfolk	164	134	0	15	0	0	164	149
North Bay	67	130	0	0	0	0	67	130
Sarnia	121	158	2	7	0	0	123	165
Sault Ste. Marie	78	85	0	0	20	0	98	85

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Bracebridge	19	36	9	66	0	0	28	102
Brighton MU	62	77	0	n/a	0	n/a	62	77
Brock Tp	10	7	0	n/a	0	n/a	10	7
Brockville	30	58	0	0	0	0	30	58
Centre Wellington	60	57	77	54	0	0	137	111
Cobourg	72	73	4	8	0	0	76	81
Collingwood	134	116	189	120	0	0	323	236
Elliot Lake	7	10	0	0	0	0	7	10
Erin	17	10	0	0	0	0	17	10
Essex T	8	13	0	n/a	0	n/a	8	13
Gravenhurst	16	51	0	0	0	0	16	51
Greater Napanee	23	47	0	6	8	4	31	57
Haldimand County CY	65	64	0	0	0	0	65	64
Hunstville	39	61	0	0	0	0	39	61
Ingersoll	27	24	0	0	0	0	27	24
Kenora	9	5	0	10	0	0	9	15
Kincardine MU	18	16	0	n/a	0	n/a	22	16
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	16	62	0	0	0	0	16	62
Meaford	12	33	4	0	0	0	16	33
Midland	63	82	0	92	0	6	63	180
Mississippi Mills	24	32	0	0	0	0	24	35
North Grenville MU	100	64	0	n/a	0	n/a	100	64
North Perth	0	26	0	0	0	0	0	26
Orillia	52	97	9	158	0	1	61	256
Owen Sound	83	35	0	0	0	0	83	35
Petawawa	93	118	0	0	4	5	101	123
Port Hope	12	15	0	0	0	0	12	15
Prince Edward County	32	60	0	0	0	0	32	60
Saugeen Shores	55	55	3	0	0	28	58	83
Scugog Tp	13	11	0	n/a	0	n/a	13	11
Stratford	46	49	0	0	0	0	46	49
Temiskaming Shores	8	11	0	0	0	0	8	11
The Nation M	92	114	0	11	1	4	93	129
Tillsonburg	22	28	5	0	64	0	91	28
Timmins	29	32	0	0	8	0	37	32
Trent Hills	33	47	4	0	0	0	41	47
Wasaga Beach	160	161	103	49	0	0	263	210
West Grey MU	41	22	0	0	0	0	41	22
West Nipissing	43	32	0	0	6	4	49	36
Woodstock	117	178	0	8	4	0	121	186
Total Ontario (10,000+)	25,334	26,439	18,926	13,211	3,837	2,945	48,127	42,607

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
[illegible]											
Barrie	131	146	2	0	11	18	0	43	144	207	-30.4
Brantford	57	58	2	0	30	19	0	0	89	77	15.6
Greater Sudbury	98	92	4	4	17	4	79	12	198	112	76.8
Guelph	99	134	4	12	124	62	87	37	314	245	28.2
Hamilton	359	346	8	82	157	271	92	0	616	699	-11.9
Kingston	99	145	10	10	4	29	0	288	113	472	-76.1
Kitchener	386	381	8	22	110	96	447	233	951	732	29.9
London	361	409	4	8	23	25	138	4	526	446	17.9
Oshawa	463	417	18	2	43	47	26	6	550	472	16.5
Ottawa	598	762	111	134	437	745	603	447	1,749	2,088	-16.2
Peterborough	83	94	0	2	13	30	0	4	96	130	-26.2
St. Catharines-Niagara	151	220	12	14	30	88	0	0	193	322	-40.1
Thunder Bay	48	29	8	0	4	0	0	0	60	29	106.9
Toronto	2,410	2,697	348	468	937	1,268	5,315	6,079	9,010	10,512	-14.3
Windsor	110	114	6	2	26	21	22	0	164	137	19.7
[illegible]											
Belleville	70	73	0	0	27	17	0	143	97	233	-58.4
Chatham-Kent	19	32	0	2	0	3	0	0	19	37	-48.6
Cornwall	17	20	4	0	0	0	0	32	21	52	-59.6
Kawartha Lakes	35	72	0	2	0	6	0	0	35	80	-56.3
Norfolk	63	22	2	0	5	0	0	0	70	22	**
North Bay	27	48	0	6	0	0	0	55	27	109	-75.2
Sarnia	41	63	0	0	0	0	0	0	41	63	-34.9
Sault Ste. Marie	20	34	2	0	0	5	0	35	22	74	-70.3

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 10,000 - 49,999											
Bracebridge	4	12	0	0	0	12	0	0	4	24	-83.3
Brighton MU	26	23	2	n/a	0	3	0	n/a	28	26	7.7
Brock Tp	1	32	0	n/a	0	n/a	0	n/a	1	32	-96.9
Brockville	11	18	4	4	0	0	0	0	15	22	-31.8
Centre Wellington	14	15	2	2	4	0	0	0	20	17	17.6
Cobourg	17	13	2	0	6	0	0	0	25	13	92.3
Collingwood	45	37	0	8	0	0	0	0	45	45	0.0
Elliot Lake	2	4	0	0	0	0	0	0	2	4	-50.0
Erin	8	2	0	0	0	0	0	0	8	2	**
Essex T	1	3	0	n/a	0	n/a	0	n/a	1	3	-66.7
Gravenhurst	6	7	0	0	0	26	0	0	6	33	-81.8
Greater Napanee	10	16	0	8	0	0	0	0	10	24	-58.3
Haldimand County CY	18	15	2	0	0	0	0	0	20	15	33.3
Hunstville	9	19	0	0	0	0	0	0	9	19	-52.6
Ingersoll	8	9	0	0	3	0	0	0	11	9	22.2
Kenora	3	4	0	0	0	0	0	0	3	4	-25.0
Kincardine MU	12	6	0	n/a	0	n/a	0	n/a	12	6	100.0
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	4	13	0	4	0	0	0	0	4	17	-76.5
Meaford	2	7	0	0	4	0	0	0	6	7	-14.3
Midland	20	27	8	0	0	6	0	0	28	33	-15.2
Mississippi Mills	13	8	4	2	0	0	0	0	17	10	70.0
North Grenville MU	29	10	0	n/a	10	6	46	n/a	85	16	**
North Perth	2	9	0	0	0	0	0	0	2	9	-77.8
Orillia	21	29	0	0	0	0	0	0	21	29	-27.6
Owen Sound	21	13	0	0	5	0	0	0	26	13	100.0
Petawawa	33	34	0	0	13	0	0	0	46	34	35.3
Port Hope	3	4	0	0	0	0	0	0	3	4	-25.0
Prince Edward County	14	25	0	0	0	0	0	0	14	25	-44.0
Saugeen Shores	13	14	0	0	0	0	0	0	13	14	-7.1
Scugog Tp	2	3	0	n/a	0	n/a	0	n/a	2	3	-33.3
Stratford	11	6	10	2	10	0	30	0	61	8	**
Temiskaming Shores	4	0	0	0	0	0	0	0	4	0	n/a
The Nation M	21	28	2	8	4	n/a	0	6	27	42	-35.7
Tillsonburg	3	14	0	0	0	0	0	0	3	14	-78.6
Timmins	9	10	0	0	0	0	0	0	9	10	-10.0
Trent Hills	16	18	0	0	0	0	0	0	16	18	-11.1
Wasaga Beach	47	33	0	2	0	0	0	0	47	35	34.3
West Grey MU	13	11	0	0	0	0	0	0	13	11	18.2
West Nipissing	15	9	0	0	0	0	0	0	15	9	66.7
Woodstock	31	67	2	8	22	0	0	43	55	118	-53.4
Total Ontario (10,000+)	6,297	7,052	599	834	2,084	2,807	6,885	7,477	15,865	18,170	-12.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Barrie	326	311	2	2	117	46	95	280	540	639	-15.5
Brantford	187	160	6	2	66	60	0	0	259	222	16.7
Greater Sudbury	227	206	4	12	59	40	161	31	451	289	56.1
Guelph	225	346	18	54	190	135	140	39	573	574	-0.2
Hamilton	1,079	965	82	200	472	720	155	357	1,788	2,242	-20.2
Kingston	342	352	24	14	42	48	0	331	408	745	-45.2
Kitchener	887	1,028	24	76	321	436	738	400	1,970	1,940	1.5
London	891	1,055	8	10	93	98	666	722	1,658	1,885	-12.0
Oshawa	1,002	1,007	42	4	249	117	52	6	1,345	1,134	18.6
Ottawa	1,613	2,114	267	278	1,448	1,609	1,266	1,052	4,594	5,053	-9.1
Peterborough	170	254	0	2	88	40	0	139	258	435	-40.7
St. Catharines-Niagara	460	529	32	44	154	202	0	72	646	847	-23.7
Thunder Bay	129	94	8	6	4	0	4	0	145	100	45.0
Toronto	6,564	7,496	1,050	1,380	2,943	2,360	16,210	12,864	26,767	24,100	11.1
Windsor	271	304	20	8	76	97	74	0	441	409	7.8
Centres 50,000 - 99,999											
Belleville	150	173	2	4	35	47	40	143	227	367	-38.1
Chatham-Kent	53	68	6	8	3	3	0	0	62	79	-21.5
Cornwall	51	63	10	14	0	0	0	32	61	109	-44.0
Kawartha Lakes	127	181	0	2	3	6	70	0	200	189	5.8
Norfolk	133	121	14	0	5	16	0	0	152	137	10.9
North Bay	69	93	8	10	0	10	0	67	77	180	-57.2
Sarnia	106	128	2	4	4	6	0	0	112	138	-18.8
Sault Ste. Marie	58	70	6	0	0	5	0	35	64	110	-41.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
[illegible]											
Bracebridge	14	37	0	2	9	12	27	0	50	51	-2.0
Brighton MU	47	70	2	n/a	0	6	0	n/a	49	76	-35.5
Brock Tp	5	51	0	n/a	0	n/a	0	n/a	5	51	-90.2
Brockville	32	33	4	6	12	0	0	0	48	39	23.1
Centre Wellington	47	54	4	8	4	4	54	55	109	121	-9.9
Cobourg	37	41	4	2	32	13	0	8	73	64	14.1
Collingwood	113	87	10	10	10	96	38	0	171	193	-11.4
Elliot Lake	5	15	0	0	0	0	0	0	5	15	-66.7
Erin	13	17	0	0	0	0	0	0	13	17	-23.5
Essex T	13	11	0	n/a	0	n/a	0	n/a	13	11	18.2
Gravenhurst	13	28	0	0	0	26	0	0	13	54	-75.9
Greater Napanee	16	40	0	8	0	0	0	0	16	48	-66.7
Haldimand County CY	50	57	10	2	3	14	0	0	63	73	-13.7
Hunstville	32	51	0	0	25	0	0	0	57	51	11.8
Ingersoll	16	24	0	0	3	0	0	0	19	24	-20.8
Kenora	19	10	0	0	0	0	10	0	29	10	190.0
Kincardine MU	23	13	0	n/a	0	9	0	n/a	23	22	4.5
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	29	32	0	16	0	0	0	0	29	48	-39.6
Meaford	10	27	0	0	10	10	0	0	20	37	-45.9
Midland	56	69	8	0	0	6	2	92	66	167	-60.5
Mississippi Mills	38	38	6	6	0	12	0	0	44	56	-21.4
North Grenville MU	90	42	0	n/a	10	6	46	n/a	146	48	**
North Perth	12	33	0	0	0	0	0	0	12	33	-63.6
Orillia	51	63	0	0	19	0	152	98	222	161	37.9
Owen Sound	47	31	0	0	5	11	0	0	52	42	23.8
Petawawa	74	79	2	0	34	0	5	0	115	79	45.6
Port Hope	15	13	4	0	0	0	0	0	19	13	46.2
Prince Edward County	34	59	0	0	0	6	0	0	34	65	-47.7
Saugeen Shores	41	26	0	2	0	7	0	0	41	35	17.1
Scugog Tp	8	11	0	n/a	0	n/a	0	n/a	8	11	-27.3
Stratford	24	27	12	6	24	0	30	123	90	156	-42.3
Temiskaming Shores	7	6	0	0	0	0	0	0	7	6	16.7
The Nation M	66	65	16	16	8	n/a	11	6	101	87	16.1
Tillsonburg	21	29	0	0	0	0	0	0	21	29	-27.6
Timmins	20	24	0	0	0	0	0	0	20	24	-16.7
Trent Hills	29	33	0	0	0	0	0	5	29	38	-23.7
Wasaga Beach	136	108	0	2	6	40	0	0	142	150	-5.3
West Grey MU	27	23	0	0	0	0	0	0	27	23	17.4
West Nipissing	28	35	0	0	0	0	4	4	32	39	-17.9
Woodstock	103	162	10	14	30	0	0	43	143	219	-34.7
Total Ontario (10,000+)	16,612	18,820	1,741	2,266	6,621	6,383	20,050	17,017	45,024	44,486	1.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Barrie	11	18	0	0	0	0	0	43
Brantford	30	19	0	0	0	0	0	0
Greater Sudbury	0	0	17	4	15	0	64	12
Guelph	117	62	7	0	82	36	5	1
Hamilton	157	271	0	0	90	0	2	0
Kingston	4	26	0	3	0	0	0	288
Kitchener	110	96	0	0	153	39	294	194
London	23	25	0	0	0	2	138	2
Oshawa	43	47	0	0	0	6	26	0
Ottawa	437	745	0	0	550	436	53	11
Peterborough	13	30	0	0	0	0	0	4
St. Catharines-Niagara	30	54	0	34	0	0	0	0
Thunder Bay	4	0	0	0	0	0	0	0
Toronto	933	1,268	4	0	5,013	5,538	302	541
Windsor	26	21	0	0	2	0	20	0
Centres 50,000 - 99,999								
Belleville	27	17	0	0	0	0	0	143
Chatham-Kent	0	3	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	32
Kawartha Lakes	0	6	0	0	0	0	0	0
Norfolk	5	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	55
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	5	0	0	0	35

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 10,000–19,999								
Bracebridge	0	12	0	0	0	0	0	0
Brighton MU	0	3	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	4	0	0	0	0	0	0	0
Cobourg	6	0	0	0	0	0	0	0
Collingwood	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	26	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	4	0	0	0	0	0	0	0
Midland	0	0	0	6	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	10	6	0	n/a	46	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	0	0	0
Owen Sound	5	0	0	0	0	0	0	0
Petawawa	5	0	8	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	10	0	0	0	0	0	30	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	4	n/a	0	n/a	0	n/a	0	6
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	0	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	22	0	0	0	0	4	0	39
Total Ontario (10,000+)	2,048	2,755	36	52	5,951	6,071	934	1,406

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Barrie	117	46	0	0	62	237	33	43
Brantford	54	60	12	0	0	0	0	0
Greater Sudbury	0	0	59	40	17	15	144	16
Guelph	183	135	7	0	134	36	6	3
Hamilton	472	720	0	0	90	275	65	82
Kingston	36	41	6	7	0	0	0	331
Kitchener	310	436	11	0	268	127	470	273
London	86	98	7	0	244	2	422	720
Oshawa	249	114	0	3	6	6	46	0
Ottawa	1,445	1,576	3	33	1,136	1,018	130	34
Peterborough	88	40	0	0	0	105	0	34
St. Catharines-Niagara	143	168	11	34	0	0	0	72
Thunder Bay	4	0	0	0	0	0	4	0
Toronto	2,927	2,360	16	0	15,285	11,559	896	1,305
Windsor	73	97	3	0	50	0	24	0
[illegible]								
Belleville	35	47	0	0	0	0	40	143
Chatham-Kent	3	3	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	32
Kawartha Lakes	3	6	0	0	0	0	70	0
Norfolk	5	16	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	67
Sarnia	4	6	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	5	0	0	0	35

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Bracebridge	9	12	0	0	27	0	0	0
Brighton MU	0	6	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	12	0	0	0	0	0	0	0
Centre Wellington	4	4	0	0	54	0	0	55
Cobourg	32	13	0	0	0	8	0	0
Collingwood	10	96	0	0	38	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	26	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	3	14	0	0	0	0	0	0
Hunstville	0	0	25	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	0	0
Kenora	0	0	0	0	10	0	0	0
Kincardine MU	0	9	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	10	10	0	0	0	0	0	0
Midland	0	0	0	6	0	92	2	0
Mississippi Mills	0	12	0	0	0	0	0	0
North Grenville MU	10	6	0	n/a	46	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	19	0	0	0	49	98	103	0
Owen Sound	5	6	0	5	0	0	0	0
Petawawa	21	0	13	0	0	0	5	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	6	0	0	0	0	0	0
Saugeen Shores	0	7	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	24	0	0	0	0	0	30	123
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	4	n/a	4	n/a	11	n/a	0	6
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	5
Wasaga Beach	6	40	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	4
Woodstock	30	0	0	0	0	4	0	39
Total Ontario (10,000+)	6,444	6,236	177	147	17,527	13,592	2,494	3,425

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Barrie	139	152	5	12	0	43	144	207
Brantford	75	76	14	1	0	0	89	77
Greater Sudbury	102	94	15	0	81	18	198	112
Guelph	120	173	180	71	14	1	314	245
Hamilton	470	550	144	149	2	0	616	699
Kingston	107	179	0	0	6	293	113	472
Kitchener	432	453	225	85	294	194	951	732
London	330	383	58	61	138	2	526	446
Oshawa	491	438	33	34	26	0	550	472
Ottawa	1,142	1,634	553	441	54	13	1,749	2,088
Peterborough	90	110	6	16	0	4	96	130
St. Catharines-Niagara	174	265	17	17	2	40	193	322
Thunder Bay	48	29	4	0	8	0	60	29
Toronto	3,408	4,137	5,296	5,834	306	541	9,010	10,512
Windsor	118	124	26	13	20	0	164	137
[illegible]								
Belleville	97	90	0	0	0	143	97	233
Chatham-Kent	19	37	0	0	0	0	19	37
Cornwall	19	20	0	0	2	32	21	52
Kawartha Lakes	35	80	0	0	0	0	35	80
Norfolk	69	22	1	0	0	0	70	22
North Bay	27	52	0	0	0	57	27	109
Sarnia	41	63	0	0	0	0	41	63
Sault Ste. Marie	22	34	0	0	0	40	22	74

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Bracebridge	4	23	0	1	0	0	4	24
Brighton MU	28	26	0	n/a	0	n/a	28	26
Brock Tp	1	32	0	n/a	0	n/a	1	32
Brockville	15	22	0	0	0	0	15	22
Centre Wellington	20	17	0	0	0	0	20	17
Cobourg	19	13	6	0	0	0	25	13
Collingwood	45	45	0	0	0	0	45	45
Elliot Lake	2	4	0	0	0	0	2	4
Erin	8	2	0	0	0	0	8	2
Essex T	1	3	0	n/a	0	n/a	1	3
Gravenhurst	6	33	0	0	0	0	6	33
Greater Napanee	10	24	0	0	0	0	10	24
Haldimand County CY	20	15	0	0	0	0	20	15
Hunstville	9	19	0	0	0	0	9	19
Ingersoll	11	9	0	0	0	0	11	9
Kenora	3	4	0	0	0	0	3	4
Kincardine MU	12	6	0	n/a	0	n/a	12	6
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	17	0	0	0	0	4	17
Meaford	2	7	4	0	0	0	6	7
Midland	28	27	0	0	0	6	28	33
Mississippi Mills	17	10	0	0	0	0	17	10
North Grenville MU	39	16	46	n/a	0	n/a	85	16
North Perth	2	9	0	0	0	0	2	9
Orillia	21	29	0	0	0	0	21	29
Owen Sound	26	13	0	0	0	0	26	13
Petawawa	38	34	0	0	8	0	46	34
Port Hope	3	4	0	0	0	0	3	4
Prince Edward County	14	25	0	0	0	0	14	25
Saugeen Shores	12	14	1	0	0	0	13	14
Scugog Tp	2	3	0	n/a	0	n/a	2	3
Stratford	31	8	0	0	30	0	61	8
Temiskaming Shores	4	0	0	0	0	0	4	0
The Nation M	27	36	0	n/a	0	6	27	42
Tillsonburg	1	14	2	0	0	0	3	14
Timmins	9	10	0	0	0	0	9	10
Trent Hills	16	18	0	0	0	0	16	18
Wasaga Beach	46	35	1	0	0	0	47	35
West Grey MU	13	11	0	0	0	0	13	11
West Nipissing	15	9	0	0	0	0	15	9
Woodstock	51	79	4	0	0	39	55	118
Total Ontario (10,000+)	8,229	9,953	6,641	6,743	995	1,474	15,865	18,170

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Barrie	375	347	132	249	33	43	540	639
Brantford	209	182	38	40	12	0	259	222
Greater Sudbury	233	216	15	15	203	58	451	289
Guelph	280	476	277	95	16	3	573	574
Hamilton	1,512	1,416	211	743	65	83	1,788	2,242
Kingston	396	400	0	5	12	340	408	745
Kitchener	1,044	1,325	445	342	481	273	1,970	1,940
London	823	976	403	187	432	722	1,658	1,885
Oshawa	1,164	1,068	135	63	46	3	1,345	1,134
Ottawa	3,303	3,933	1,155	1,041	136	79	4,594	5,053
Peterborough	224	270	34	131	0	34	258	435
St. Catharines-Niagara	566	658	61	77	19	112	646	847
Thunder Bay	127	97	4	1	14	2	145	100
Toronto	9,662	10,482	16,164	12,313	912	1,305	26,767	24,100
Windsor	303	330	111	79	27	0	441	409
[illegible]								
Belleville	187	210	0	13	40	144	227	367
Chatham-Kent	62	79	0	0	0	0	62	79
Cornwall	59	77	0	0	2	32	61	109
Kawartha Lakes	130	189	0	0	70	0	200	189
Norfolk	151	121	1	16	0	0	152	137
North Bay	77	101	0	0	0	79	77	180
Sarnia	110	132	2	6	0	0	112	138
Sault Ste. Marie	64	70	0	0	0	40	64	110

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Bracebridge	14	48	36	3	0	0	50	51
Brighton MU	49	76	0	n/a	0	n/a	49	76
Brock Tp	5	51	0	n/a	0	n/a	5	51
Brockville	48	39	0	0	0	0	48	39
Centre Wellington	55	66	54	0	0	55	109	121
Cobourg	59	43	14	21	0	0	73	64
Collingwood	123	97	48	96	0	0	171	193
Elliot Lake	5	15	0	0	0	0	5	15
Erin	13	17	0	0	0	0	13	17
Essex T	13	11	0	n/a	0	n/a	13	11
Gravenhurst	13	54	0	0	0	0	13	54
Greater Napanee	16	48	0	0	0	0	16	48
Haldimand County CY	63	59	0	14	0	0	63	73
Hunstville	32	51	0	0	25	0	57	51
Ingersoll	19	24	0	0	0	0	19	24
Kenora	19	10	10	0	0	0	29	10
Kincardine MU	23	22	0	n/a	0	n/a	23	22
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	29	48	0	0	0	0	29	48
Meaford	10	33	10	4	0	0	20	37
Midland	64	69	0	92	2	6	66	167
Mississippi Mills	44	56	0	0	0	0	44	56
North Grenville MU	100	48	46	n/a	0	n/a	146	48
North Perth	12	33	0	0	0	0	12	33
Orillia	57	63	62	98	103	0	222	161
Owen Sound	49	37	3	0	0	5	52	42
Petawawa	97	79	0	0	18	0	115	79
Port Hope	19	13	0	0	0	0	19	13
Prince Edward County	34	65	0	0	0	0	34	65
Saugeen Shores	40	35	1	0	0	0	41	35
Scugog Tp	8	11	0	n/a	0	n/a	8	11
Stratford	60	32	0	1	30	123	90	156
Temiskaming Shores	7	6	0	0	0	0	7	6
The Nation M	85	81	11	n/a	5	6	101	87
Tillsonburg	19	29	2	0	0	0	21	29
Timmins	20	24	0	0	0	0	20	24
Trent Hills	29	33	0	0	0	5	29	38
Wasaga Beach	135	128	7	22	0	0	142	150
West Grey MU	27	23	0	0	0	0	27	23
West Nipissing	28	35	0	0	4	4	32	39
Woodstock	139	180	4	0	0	39	143	219
Total Ontario (10,000+)	22,788	25,107	19,496	15,775	2,711	3,604	45,024	44,486

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q3 2011	0	0.0	0	0.0	22	40.7	32	59.3	0	0.0	54	319,900	306,864
Q3 2010	1	1.5	2	3.0	31	46.3	33	49.3	0	0.0	67	298,900	288,197
Year-to-date 2011	0	0.0	0	0.0	49	43.0	65	57.0	0	0.0	114	319,900	305,528
Year-to-date 2010	1	0.8	3	2.5	63	52.9	52	43.7	0	0.0	119	293,900	287,857
Chatham-Kent													
Q3 2011	2	8.7	2	8.7	8	34.8	10	43.5	1	4.3	23	289,900	304,574
Q3 2010	6	20.0	5	16.7	10	33.3	9	30.0	0	0.0	30	249,000	266,363
Year-to-date 2011	6	10.9	7	12.7	20	36.4	20	36.4	2	3.6	55	289,000	291,833
Year-to-date 2010	13	17.6	9	12.2	28	37.8	21	28.4	3	4.1	74	260,000	283,872
Cornwall													
Q3 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Q3 2010	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2011	0	0.0	4	22.2	8	44.4	5	27.8	1	5.6	18	250,000	272,076
Year-to-date 2010	4	14.3	16	57.1	6	21.4	2	7.1	0	0.0	28	191,790	204,188
Kawartha Lakes													
Q3 2011	0	0.0	1	2.7	30	81.1	5	13.5	1	2.7	37	279,900	291,862
Q3 2010	0	0.0	0	0.0	41	59.4	28	40.6	0	0.0	69	289,990	304,416
Year-to-date 2011	0	0.0	3	2.3	77	58.8	44	33.6	7	5.3	131	289,900	327,691
Year-to-date 2010	0	0.0	0	0.0	107	60.1	66	37.1	5	2.8	178	289,450	313,000
Norfolk													
Q3 2011	0	0.0	1	1.6	29	47.5	19	31.1	12	19.7	61	320,000	374,133
Q3 2010	0	0.0	0	0.0	14	66.7	7	33.3	0	0.0	21	279,900	304,823
Year-to-date 2011	0	0.0	1	0.8	62	47.3	44	33.6	24	18.3	131	320,000	376,669
Year-to-date 2010	5	4.1	0	0.0	53	43.8	52	43.0	11	9.1	121	312,000	339,540
North Bay													
Q3 2011	0	0.0	0	0.0	0	0.0	11	100.0	0	0.0	11	379,500	393,045
Q3 2010	0	0.0	0	0.0	4	14.8	22	81.5	1	3.7	27	359,900	369,504
Year-to-date 2011	0	0.0	0	0.0	3	10.7	24	85.7	1	3.6	28	363,400	378,679
Year-to-date 2010	0	0.0	0	0.0	9	22.5	30	75.0	1	2.5	40	349,900	357,520
Sarnia													
Q3 2011	5	15.6	2	6.3	15	46.9	10	31.3	0	0.0	32	269,450	255,422
Q3 2010	1	1.9	1	1.9	25	47.2	26	49.1	0	0.0	53	290,000	299,942
Year-to-date 2011	6	6.8	7	8.0	41	46.6	34	38.6	0	0.0	88	275,000	288,093
Year-to-date 2010	1	0.9	1	0.9	58	51.8	52	46.4	0	0.0	112	289,900	296,583
Sault Ste. Marie													
Q3 2011	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
Q3 2010	0	0.0	0	0.0	11	57.9	6	31.6	2	10.5	19	289,900	321,032
Year-to-date 2011	0	0.0	0	0.0	8	40.0	7	35.0	5	25.0	20	317,950	373,550
Year-to-date 2010	0	0.0	0	0.0	24	66.7	9	25.0	3	8.3	36	279,900	305,097
Barrie CMA													
Q3 2011	1	0.9	1	0.9	13	11.6	78	69.6	19	17.0	112	372,990	452,480
Q3 2010	1	0.6	1	0.6	38	23.8	95	59.4	25	15.6	160	362,990	398,865
Year-to-date 2011	3	1.0	8	2.6	45	14.4	204	65.2	53	16.9	313	362,990	427,050
Year-to-date 2010	1	0.3	1	0.3	98	29.1	185	54.9	52	15.4	337	361,990	409,002

Source: CMHC (Market Absorption Survey)

Submarket	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q3 2011	0	0.0	3	4.7	34	53.1	19	29.7	8	12.5	64	289,900	340,325
Q3 2010	0	0.0	1	1.6	32	50.0	25	39.1	6	9.4	64	299,900	348,332
Year-to-date 2011	0	0.0	8	4.1	85	43.8	76	39.2	25	12.9	194	309,000	349,215
Year-to-date 2010	1	0.6	5	2.8	74	40.9	74	40.9	27	14.9	181	312,000	362,013
Greater Sudbury CMA													
Q3 2011	0	0.0	1	1.4	14	20.0	50	71.4	5	7.1	70	369,000	381,439
Q3 2010	0	0.0	0	0.0	8	12.5	53	82.8	3	4.7	64	359,900	376,530
Year-to-date 2011	0	0.0	1	0.7	22	15.8	110	79.1	6	4.3	139	369,000	375,966
Year-to-date 2010	0	0.0	0	0.0	26	20.2	99	76.7	4	3.1	129	354,900	363,509
Guelph CMA													
Q3 2011	0	0.0	0	0.0	16	16.5	58	59.8	23	23.7	97	408,200	439,421
Q3 2010	0	0.0	0	0.0	13	9.4	115	83.3	10	7.2	138	366,975	379,610
Year-to-date 2011	0	0.0	0	0.0	27	12.9	137	65.2	46	21.9	210	401,290	435,825
Year-to-date 2010	0	0.0	0	0.0	40	11.5	283	81.1	26	7.4	349	365,158	378,156
Hamilton CMA													
Q3 2011	0	0.0	1	0.3	16	4.5	280	78.9	58	16.3	355	406,496	469,855
Q3 2010	1	0.3	1	0.3	27	7.7	264	75.0	59	16.8	352	406,155	448,338
Year-to-date 2011	2	0.2	4	0.4	72	6.9	781	75.3	178	17.2	1,037	400,000	480,034
Year-to-date 2010	2	0.2	1	0.1	81	8.6	712	75.3	150	15.9	946	407,945	453,306
Kingston CMA													
Q3 2011	0	0.0	1	1.7	42	72.4	15	25.9	0	0.0	58	290,400	282,720
Q3 2010	0	0.0	1	1.1	84	92.3	6	6.6	0	0.0	91	270,800	270,050
Year-to-date 2011	0	0.0	1	0.5	161	82.1	33	16.8	1	0.5	196	278,150	287,239
Year-to-date 2010	0	0.0	2	1.0	167	80.7	38	18.4	0	0.0	207	269,840	279,037
Kitchener CMA													
Q3 2011	0	0.0	0	0.0	40	10.5	310	81.4	31	8.1	381	372,950	394,939
Q3 2010	0	0.0	0	0.0	60	16.1	265	71.2	47	12.6	372	350,614	387,187
Year-to-date 2011	0	0.0	0	0.0	133	15.4	666	77.3	63	7.3	862	357,550	384,343
Year-to-date 2010	1	0.1	0	0.0	211	20.6	699	68.2	114	11.1	1,025	345,790	380,897
London CMA													
Q3 2011	3	0.8	2	0.6	127	35.5	197	55.0	29	8.1	358	324,000	348,491
Q3 2010	0	0.0	2	0.6	146	40.6	175	48.6	37	10.3	360	320,000	351,566
Year-to-date 2011	7	0.9	8	1.0	305	37.5	422	51.9	71	8.7	813	321,000	346,089
Year-to-date 2010	2	0.2	10	1.0	375	38.8	498	51.5	82	8.5	967	320,000	344,118
Oshawa CMA													
Q3 2011	0	0.0	0	0.0	114	24.3	292	62.3	63	13.4	469	360,990	390,306
Q3 2010	0	0.0	0	0.0	81	19.5	287	69.2	47	11.3	415	360,990	385,463
Year-to-date 2011	0	0.0	0	0.0	300	29.5	606	59.6	110	10.8	1,016	347,900	375,383
Year-to-date 2010	0	0.0	0	0.0	219	21.7	675	66.8	117	11.6	1,011	361,990	387,890
Ottawa CMA													
Q3 2011	0	0.0	0	0.0	16	3.0	338	64.3	172	32.7	526	458,950	484,364
Q3 2010	0	0.0	0	0.0	32	4.7	508	74.5	142	20.8	682	423,900	435,351
Year-to-date 2011	0	0.0	0	0.0	43	3.3	866	65.9	406	30.9	1,315	459,990	481,867
Year-to-date 2010	1	0.1	1	0.1	144	8.1	1,293	72.8	337	19.0	1,776	415,500	425,695

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region, Third Quarter 2011 (Price Ranges)

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q3 2011	1	1.1	0	0.0	47	54.0	36	41.4	3	3.4	87	293,990	332,981
Q3 2010	0	0.0	0	0.0	57	58.8	34	35.1	6	6.2	97	289,900	329,858
Year-to-date 2011	1	0.6	0	0.0	101	58.4	62	35.8	9	5.2	173	289,990	339,545
Year-to-date 2010	0	0.0	0	0.0	165	64.0	83	32.2	10	3.9	258	282,495	313,674
St. Catharines-Niagara CMA													
Q3 2011	3	2.1	2	1.4	43	29.7	85	58.6	12	8.3	145	335,500	358,285
Q3 2010	7	3.5	3	1.5	64	32.0	100	50.0	26	13.0	200	329,250	362,264
Year-to-date 2011	11	2.7	6	1.5	113	27.7	230	56.4	48	11.8	408	340,000	367,589
Year-to-date 2010	19	3.8	11	2.2	145	28.9	263	52.4	64	12.7	502	339,900	377,908
Thunder Bay CMA													
Q3 2011	0	0.0	0	0.0	6	54.5	5	45.5	0	0.0	11	289,900	308,373
Q3 2010	0	0.0	0	0.0	8	38.1	12	57.1	1	4.8	21	309,900	323,076
Year-to-date 2011	0	0.0	0	0.0	13	38.2	21	61.8	0	0.0	34	309,950	315,141
Year-to-date 2010	0	0.0	1	2.0	15	30.6	32	65.3	1	2.0	49	325,000	321,188
Toronto CMA													
Q3 2011	1	0.0	0	0.0	36	1.5	870	36.8	1,454	61.6	2,361	559,900	672,655
Q3 2010	0	0.0	1	0.0	60	2.1	1,216	43.5	1,521	54.4	2,798	520,445	598,760
Year-to-date 2011	3	0.0	1	0.0	69	1.0	2,396	36.3	4,126	62.6	6,595	558,990	657,916
Year-to-date 2010	0	0.0	1	0.0	154	2.0	3,427	45.0	4,037	53.0	7,619	514,990	595,850
Windsor CMA													
Q3 2011	3	2.6	9	7.8	47	40.9	49	42.6	7	6.1	115	294,000	318,428
Q3 2010	6	5.1	7	6.0	46	39.3	50	42.7	8	6.8	117	296,190	326,600
Year-to-date 2011	6	2.2	14	5.1	107	39.2	127	46.5	19	7.0	273	314,286	335,740
Year-to-date 2010	13	4.3	10	3.3	120	39.9	133	44.2	25	8.3	301	300,000	331,753
Total Urban Centres in Ontario (50,000+)													
Q3 2011	19	0.3	28	0.5	718	13.2	2,774	51.0	1,899	34.9	5,438	435,790	518,608
Q3 2010	24	0.4	32	0.5	893	14.3	3,336	53.6	1,941	31.2	6,226	422,990	479,543
Year-to-date 2011	45	0.3	73	0.5	1,864	13.2	6,980	49.3	5,201	36.7	14,163	440,990	520,266
Year-to-date 2010	64	0.4	72	0.4	2,382	14.6	8,778	53.6	5,069	31.0	16,365	422,900	481,667

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
Third Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	10,650	62.4	18,108	24,558	28,453	63.6	329,134	19.5	339,264
	February	15,286	55.0	18,381	28,041	30,820	59.6	347,097	21.9	345,608
	March	21,294	51.5	19,285	41,343	33,455	57.6	349,405	19.5	347,433
	April	23,612	28.9	18,192	44,029	32,967	55.2	349,624	12.4	346,654
	May	21,310	0.4	16,021	40,839	31,282	51.2	352,523	9.5	345,434
	June	19,526	-17.6	14,400	34,842	29,230	49.3	342,427	5.2	334,297
	July	15,548	-28.0	13,364	26,980	26,473	50.5	328,851	3.0	334,602
	August	15,011	-16.9	14,412	26,169	27,657	52.1	324,233	3.4	339,811
	September	14,913	-17.3	14,886	29,712	27,651	53.8	335,083	2.6	339,486
	October	14,673	-17.8	15,807	25,036	28,182	56.1	347,788	3.1	340,174
	November	14,211	-7.6	16,445	21,106	27,409	60.0	342,989	1.5	342,773
	December	9,557	-14.6	16,301	10,940	26,705	61.0	343,257	3.6	346,771
2011	January	9,831	-7.7	16,768	23,677	27,681	60.6	337,139	2.4	348,475
	February	13,509	-11.6	16,344	26,502	28,895	56.6	359,592	3.6	357,506
	March	18,969	-10.9	16,426	35,943	27,449	59.8	364,879	4.4	362,395
	April	19,499	-17.4	15,906	35,396	27,887	57.0	376,121	7.6	367,990
	May	21,956	3.0	16,154	38,838	28,212	57.3	381,026	8.1	370,176
	June	22,338	14.4	16,517	36,013	29,005	56.9	376,712	10.0	367,361
	July	18,040	16.0	16,526	29,876	29,568	55.9	363,121	10.4	368,742
	August	17,785	18.5	16,683	30,174	29,908	55.8	347,719	7.2	367,087
	September	17,198	15.3	17,256	32,499	30,074	57.4	359,786	7.4	367,871
	October									
	November									
	December									
	Q3 2010	45,472	-21.2	42,662	82,861	81,781	52.2	329,370	3.0	338,066
	Q3 2011	53,023	16.6	50,465	92,549	89,550	56.4	356,873	8.4	367,897
	YTD 2010	157,150	3.8		296,513			341,598	9.1	
	YTD 2011	159,125	1.3		288,918			365,315	6.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Level of Economic Indicators for Ontario Region Third Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	6,548.9	9.0	25,493	81.3	842	57,880,120	95.61
	April - June	642	3.7	6.0	6,619.3	8.6	39,943	73.9	840	63,240,108	96.03
	July - September	612	3.4	5.5	6,634.6	8.7	41,893	67.3	850	60,613,782	96.04
	October - December	599	3.3	5.3	6,638.5	8.3	3,002	70.3	860	61,572,512	98.64
2011	January - March	600	3.5	5.3	6,690.6	8.1	21,539	73.7	868	62,704,338	101.95
	April - June	614	3.6	5.6	6,748.3	7.8	29,912	76.8	872	63,467,570	104.18
	July - September	600	3.5	5.3	6,749.8	7.5		68.2	867		100.57
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region Third Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	0.3	0.4	23.1	64.9	2.0	11.9	19.8
	April - June	5.7	-0.2	0.6	2.4	-0.6	18.6	11.4	1.4	17.4	10.4
	July - September	-1.9	-0.4	-0.2	2.1	-0.5	21.2	-19.0	2.2	8.5	3.8
	October - December	-3.1	-0.4	-0.3	1.8	-0.9	-36.4	-13.6	2.7	7.4	4.8
2011	January - March	-2.4	-0.2	-0.3	2.2	-0.9	-15.5	-9.4	3.1	8.3	6.6
	April - June	-4.5	-0.1	-0.5	1.9	-0.8	-25.1	3.9	3.8	0.4	8.5
	July - September	-1.9	0.1	-0.2	1.7	-1.1		1.3	2.0		4.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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